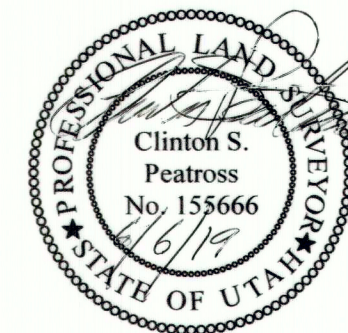


MOUNTAINS WEST  
LAND • INVESTMENT • RANCHES

RECORD OF SURVEY  
AND  
MINOR SUBDIVISION  
TO BE KNOWN AS  
LAKESIDE ACRES, PHASE 5  
MINOR SUBDIVISION  
LOCATED IN SECTIONS 10 AND 15  
TOWNSHIP 3 SOUTH, RANGE 5 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHEсне COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Tren J. Grant, and Treaven Grant, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and in accordance with Section 17-23-17 of the UCA, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as prescribed on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision plat.

PROPERTY DESCRIPTION

PARCEL 1: TOWNSHIP 3 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN.  
THAT PORTION IN SECTION 10: Beginning at the South 1/4 Corner of Section 10; thence South 89°34'36" West 981.66 feet along the section line to the Southwest Corner of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter; thence North 0°06'59" West 1317.96 feet to the Northwest Corner of said E1/2 of said W1/2 of said SE1/4 of said SW1/4; thence North 89°39'42" East 983.56 feet to the Northeast Corner of said SE1/4 of said SW1/4; thence South 0°02'00" East 1316.51 feet to the point of beginning, containing 29.715 acres.  
THAT PORTION IN SECTION 15: Beginning at the North 1/4 Corner of Section 15; thence South 0°25'51" East 570.00 feet along the north-south 1/4 section line; thence West 779.65 feet; thence North 43°00'00" West 298.84 feet to a point on the West line of the East Half of the East Half of the Northwest Quarter; thence North 0°24'38" West 344.18 feet to the Northwest Corner of said E1/2 of said W1/2 of said E1/2 of said NW1/4; thence North 89°34'36" East 981.66 feet to the point of beginning, containing 12.261 acres.

NARRATIVE

PURPOSE OF SURVEY: Perform a survey for a Record of Survey and Minor Subdivision plat.  
BASIS OF BEARING: North 89°34'36" East from the Corner of Sections 9, 10, 15, and 16 to the 1/4 Corner of Sections 10 and 15, according to a Record of Survey on file in the Duchesne County Surveyor's Office, file #401.  
SURVEY FINDINGS: As shown on plat.  
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S CERTIFICATE

Know all men by these presents that I, the undersigned owner of the above described tract of land, have caused the same to be surveyed and subdivided, to be in compliance with the Duchesne County Subdivision Ordinance, to legally convey and transfer land ownership.

TREN J. GRANT, PRESIDENT OF MOUNTAINS WEST RANCHES, A J.T. GRANT COMPANY.

ACKNOWLEDGEMENT

State of Utah }  
County of Duchesne } s.s.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, TREN J. GRANT, PRESIDENT OF MOUNTAINS WEST RANCHES, A J.T. GRANT COMPANY, the signer of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: \_\_\_\_\_ Notary Public

Lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire Protection Plan. Contact the Duchesne County Fire & Emergency Management Office at 435-738-1226 for information prior to a purchase of a lot or construction of a building in this subdivision.

This property is within the Uinta Basin, a highly active and developed oil and gas field. Lot owners should expect oil and gas related operations to occur at any time of day or night including, but not limited to, heavy truck traffic workover/drilling activities, etc., including new wells on these or adjacent lands. There is no County maintenance or dust control requirements on any roads in this subdivision. Existing roads within and accessing this subdivision may be private oilfield roads maintained at the operator's discretion, may not be open for public or lot owner travel, and may be reclaimed in the future. At a minimum, roads marked "No Subdivision or Public Access" and "Oil Well" lots on this plat are private and are not for subdivision or public use.

Roads  
Mountains West Ranches and its assignees hereby retains a perpetual right of way and utility easement along all road right of ways depicted on this map for ingress egress and utilities. Mountains West Ranches and its assignees shall have the right to maintain, upgrade, and keep roads open along all said easements. Mountains West Ranches and its assignees, at its discretion, shall have full access to all easements for any future development/s on any lands.

PREPARED BY  
PEATROSS LAND SURVEYS  
PROFESSIONAL LAND SURVEYOR  
829 EAST 380 NORTH  
HEBER CITY UTAH, 84032  
cell: (435)724-4386  
email: cspeatross@ubtanet.com  
DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 12/18/2018  
SHEET : 1 OF 1 JOB NAME: MTNS WEST RANCHES JOB# 1200

County Surveyor's File # 4201

- DESCRIPTION OF POINT NUMBERS
- #1 Found an aluminum county monument at the West 1/4 Corner of Section 10.
  - #2 Found an aluminum county monument at the North 1/4 Corner of Section 10.
  - #3 Found an aluminum county monument at the East 1/4 Corner of Section 10.
  - #4 Found an aluminum county monument at the Corner of Sections 9, 10, 15, and 16.
  - #5 Found an aluminum county monument at the 1/4 Corner of Sections 10 and 15.
  - #6 The position of the West 1/4 Corner of Section 15 is taken from Record of Survey #401.
  - #7 The position of the South 1/4 Corner of Section 15 is taken from Record of Survey #401.
  - #8 The position of the East 1/4 Corner of Section 15 is taken from Record of Survey #401.

SCALE 1" = 100'

- = 5/8"x24" REBAR SET WITH YELLOW PLASTIC CAP STAMPED PEATROSS 155666
- = FOUND BRASS CAP MONUMENTS SET BY THE U.S.B.R. FOR STARVATION STATE PARK BOUNDARY LINES
- ⊕ = SOIL TEST HOLE

DUCHEсне COUNTY TREASURER

I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Stephen Potter Duchesne County Treasurer

DUCHEсне COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHEсне COUNTY RECORDER

State of Utah }  
County of Duchesne } s.s.

Entry Number \_\_\_\_\_

Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_

day of \_\_\_\_\_, 20\_\_\_\_, Time \_\_\_\_\_ Fee: \_\_\_\_\_

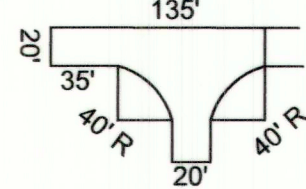
Shelley Brennan Duchesne County Recorder

All Parcels must drill water wells within the circular region depicted on their parcel to maintain the protection zones around the water wells within the subdivision. Any deviation from this standard must be coordinated with Tri-County Health Department to show adequate protection and feasibility.

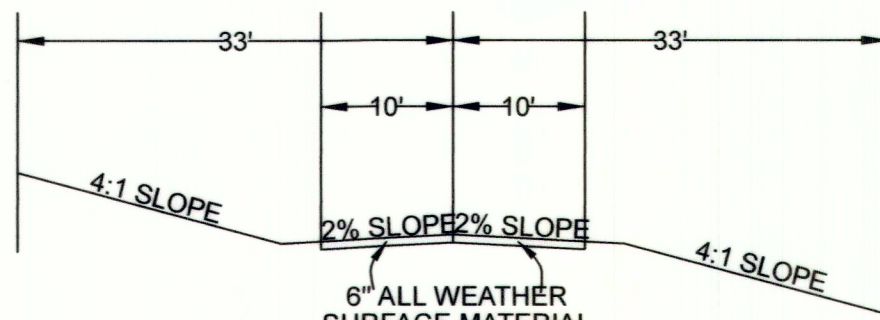
All water wells must be grouted to a minimum of 100' in depth. Any deviation from this standard must be coordinated with Tri-County Health Department to show feasibility and protection zone compliance.

LOT	LATITUDE	LONGITUDE
1	40°13.836' N	10°26.204' W
2	40°13.854' N	10°26.285' W
3	40°13.775' N	10°26.334' W
4	40°13.743' N	10°26.325' W
5	40°13.709' N	10°26.232' W
6	40°13.696' N	10°26.238' W
7	40°13.597' N	10°26.310' W
8	40°13.587' N	10°26.292' W

HAMMERHEAD TURN AROUND



CENTERLINE ROAD EASEMENT DETAIL



POINT OF BEGINNING

EXISTING 66" WIDE "D" ROAD PUBLIC ACCESS NOT MAINTAINED BY THE COUNTY

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